



**BEATTY WATER & SANITATION  
DISTRICT REGULAR MEETING  
MINUTES**

**Beatty Community Center  
100 South A Ave, Beatty, Nv 89003**

**Wednesday, August 20, 2025**

**4:00pm**

**Small Room**

**Frank Jarvis – Chairman**

**Teresa Sullivan – Vice Chair**

**David Bryan – Secretary / Treasurer**

**Edward Huffman – Member**

**Jon DeLee - Member**

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**NOTE:** All items are approximate except for bid openings, public hearings, and any other items on the agenda at a specific time. Items on the agenda without a time designation may be taken out of order. The Board may combine two or more agenda items for consideration. The Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda.

**Public Comment** during the Board of Trustee Meeting on **August 20, 2025** may be taken at the beginning of the meeting and again before the adjournment of the meeting. Public comment will be for all matters, both on and off the agenda, and be limited to up to three minutes per person. The Board reserves the right to reduce the time allowed for public comment. The Board may prohibit comment on individual agenda items, if the content of the comments is a topic that is not relevant to, or within the authority of, the Board, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Board Meeting.

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**The Beatty Water District will open public comment periods by announcement.**

**Please provide your name when asked.**

ITEM #                      SUBJECT

**1. CALL TO ORDER**

*Call to order on Wednesday, August 20<sup>th</sup>, 2025 at 4:00 pm.*

**2. GENERAL PUBLIC COMMENT** – Three-minute time limit per person for matters both on and off the agenda. No action will be taken by the Board.

*Nicole Altman – “. As you know, AG is headquartered in Denver and is currently developing North Bull Frog Project in Beatty, we wanted to let you know that AGA recently withdrew the top file applications, 94264 through 94266, that we had with NDWR. These were the last top file applications that we had with NDWR. We did this to allow additional time to further refine our modeling. It's important to note that the top file applications would have only taken effect that the existing water holders rights were forfeited, preventing third party speculators from claiming that water. AGA is committed to supporting BWSO and developing a strategic plan to manage water rights, and beneficial water management for the Beatty Township, and we appreciate the ongoing collaboration.”*

**3. FOR POSSIBLE ACTION** - Approval of the agenda for Beatty Water and Sanitation District Meeting of August 20, 2025. (Non-action item)

*Pull items 6 due to not having any emergency items, 16, and 17 due to being taken care of with item 14. Motion to approve the agenda with the changes by Teresa Sullivan. Second by Edward Huffman. Motion carries 5-0.*

**4. FOR POSSIBLE ACTION** – Discussion and Deliberation to approve or amend and approve the minutes dated June 18th, 2025.

*Motion by Jon DeLee to approve the minutes dated June 18th. Second by Edward Huffman. Motion carries 5-0.*

**5. FOR POSSIBLE ACTION** – Discussion and Deliberation to approve or amend and approve the minutes dated July 16th, 2025.

*Motion by Teresa Sullivan to approve the minutes dated July 16<sup>th</sup> with the one change. Second by Jon DeLee. Motion carries 5-0.*

**6. FOR POSSIBLE ACTION** – Emergency Items.

*Item pulled due to not having any emergency items.*

**7. PRESENTATION: OFFICE REPORT** – Update from Office Staff, Nye County, Utilities Services and/or Day Engineering regarding system breaks, illegal and new connections, and system projects update. No action will be taken by the Board.

*Service for the Meir's on N D Ave was complete. Service on Cedar Street is currently being worked on. Amina Anderson helped us out with SRF funding.*

*Marty – “Day Engineering and the district tried to no avail for a couple of years to not have to do this. And the state, NDP, in their approval letter for these sledge ponds, was that if the district could show reasonable or reason for not to not to line them, that they would accept some sort of, data, supporting not having line. The obvious data was that the groundwater level is two hundred feet plus or minus that. So, there would be no real reasonable impact that we could see based on the amount of time and water that's sludge, that's discharged those ponds, and the groundwater depth, so we didn't see a reason for lining them that there would be a reason for assuming there would be contamination to the groundwater system from discharging the sledge there.*

*What they do is they'll have to line the bottom and they come out of the top, and go into an anchor trench. That's how they anchor the edge of the liner, they dig a little trench two feet by two feet and run the trench, the liner into this trench so it doesn't unravel. They'll have to do some prep on the bottom just looking at it, they're going to have to come in and pull some of that existing stuff out because it's been in there for a while, and put the liner, they'll have to move the rocks where the pipes come in and put a liner a boot, that's called around the pipe so that it dumps on the plastic instead of the rocks. And that's essentially the whole project. They lined a three-acre pond in two days.”  
Looking to have the lining done sometime in October, November.*

8. **FOR POSSIBLE ACTION** - Discussion, Deliberation, and Possible Decision on reviewing financials for the month of July by Dave Bryan.

*Dave Bryan – “Our biggest expense this month for materials for purchasing those two pumps.” Motion to approve the financials by Teresa Sullivan. Second by Edward Huffman. Motion carries 5-0.*

9. **FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on signing a contract with Day Engineering for the engineering design, and oversight of the CWSRF project to line the arsenic backwash sludge basins and authorize the board chair to sign the contract.

*Motion to approve and sign the contract by Edward Huffman. Second by Dave Bryan. motion carries 5-0.*

10. **FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on signing updated resolution for CWSRF Funding project of basin lining at the arsenic treatment plant.

*Motion by Teresa Sullivan to sign the updated resolution for CWSRF funding project. Second by Dave Bryan. motion carries 5-0.*

11. **FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on

submitting the letter of intent for the arsenic backwash sludge basins liners to CWSRF.

*The board thanks Amina Anderson with her help. Motion to submit the letter of intent for the arsenic backwash sludge basin liners to CWSRF to be submitted by Amina Anderson. Second by Jon DeLee. Motion carries 5-0.*

- 12. FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on approving or denying the purchase for two Four Inch and two Six Inch 501 A Wafer Check Valves not to exceed 12,000.00 to repair possible faulty valves at the Arsenic Treatment Plant. Estimates From M&M and Liberty Supply.

*Frank Jarvis – “Andy thinks that this is an issue where we're getting air in the line. The valves aren't working correctly, they're not checking. So, we're having some backflow, there's air in the lines. Making them think that these aren't working. Joel was working on getting these purchased until he was no longer with us. And then it's been, seven months, so it's hard to call that into an emergency purchase if we've needed them for seven months. That's why we brought it to the board. There's a chance this is also an incremental purchase, because Haylee purchased two, it was less than the five grand. Haylee Faulkner – “I purchased the two four-inch wafer checks from Liberty Supply for \$1,631.00”*

*Jon DeLee “We think that maybe this is where the air is coming from, and we know for sure these need to be replaced, and most of the time when you have a six-inch valve or a four-inch valve, you've got a body that stays in place and you've got a flapper that's replaceable and a seat that's replaceable.”*

*Frank Jarvis – “And that's basically flapper, this is not replacing the entire ball, just this part, and no I can't answer that, because I'm not the water guy. They just tell me. They say it's starting when they start pumping again, there's air in the lines, it's hard on the treatment plant because it's not supposed to have air every time. And in turn, I think it's hard on the well, because it's somehow gotten back. So, we've got some issues somewhere. Andy's our guy and says this is what needs to be fixed.”*

*Motion by Edward Huffman to approve the purchase for two 6-inch check valves not to exceed 12,000.00. second by Teresa Sullivan. Motion carries 5-0.*

- 13. FOR POSSIBLE DECISION** – Discussion, Deliberation, and Possible Decision on approving or denying the purchase of a mini excavator not to exceed \$100,000. Estimates from Empire Cat and Coastline Equipment.

*Frank Jarvis – “The background on this one is Andy made this request as well, in the past few months, we have rented Eric's mini excavator several times. It's a little more agile when you get into places that the backhoe can't get. We don't have any redundancy; we don't have a backup plan. We have a John Deer backhoe that is between 1997 and 2001, which it's in great condition, and we've had it for since it was purchased new, between '97, 2001, and he'd just made a request, he got a couple of estimates, just see what the options are, no pressure to have to do it today, we've got a few quotes and it's a lot of money. It's very expensive, this is a way to talk about it.”*

*Jon DeLee asks for thoughts on looking at Ritchie Brothers Auction to look at getting something that is not quite new but in good shape.*

*Frank Jarvis – “I talked to a sales guy about the used options, he had a dealer rental that they service, doesn't have a lot of hours on it. Ultimately, that doesn't change the price by about \$4,000. It was a year old instead of new, and it was \$61,000, instead of \$65,000 or \$64,000. He would guarantee that because they've serviced it and they know. But ultimately if we buy a new, we get the full warranty with it, the warranty for five years. Our last piece of equipment that we want to is now between twenty-eight and twenty-four years old, and still going strong, so I think it's well for paying for itself. The worst part is buying the trailer, I got a few different quotes from John Deere that was equivalent to it, and it was, I think maybe 87,000 instead of 64,000, 65,000.*

*It's just something to talk about, it would be nice to have we don't have to have it. So far, we've been able to rent one in town, costs us \$200 a day to rent and that's a lot cheaper than 100 grand. The ones mainly we're looking at it would be a John Deere 35p. It's about an 8,000 lb machine, has an 18-inch bucket and it runs around 64,000. The first trailer was 25,000. The second one, they quoted one a little cheaper, and it was \$19,000. Public comment from Amina Anderson – “I would say that it is an expense that is large, but it is going to be a lot more versatile piece of equipment, and on the off chance that there is a break to break in the middle of the night and you need it, and you can't get a hold on your rental until the next day. I mean, there will be potential we appreciate us having our own equipment in house.”*

*Item dies due to lack of motion.*

- 14. FOR POSSIBLE ACTION** – Discussion, deliberation, and possible decision on reviewing ninety-nine prepaid capital credits in the amount of \$39,600.00 and determine to refund all or a portion there of, determine if existing capital credits will be allowed and deducted from total amount, deem capital credits are expired and provide no refund, or take no action.

*Frank Jarvis – “This is the one that we have listed sixteen and seventeen on the last agenda, we discussed a few times trying to get a resolution to them. There is a letter from February 12th, 1997 from an attorney's office, the bank and Ron Smith, we're going back and forth on it. It had made a note in there that Bank America or any subsequent owner would still have to pay the capital credit or capital improvement and service fees, but would not be liable for the extension. That's from an attorney basically putting the water department on notice. Looks like there was three services added, and then later, a letter from the Phoenix Inn, where they had authorized the release of three capital improvement credits of a thousand each from the Phoenix Inn, for the parcels, for the three parcels that were separated and they deducted three thousand, for those to \$36,300. And then there's just the item where they paid the \$39,600 and October 12th of 1988.”*  
*Teresa Sulliovan motions to make a refund of \$36,600.00 to the current owner of the documented properties and for capital credits. Second by Edward Huffman. Motion carries 3-0. Two abstained due to working for the property.*

- 15. FOR POSSIBLE ACTION** – Discussion, Deliberation, and Possible Decision on

approving or denying will serve for 227 S Fourth Street for one water and one sewer unit submitted by Victor Hill.

*Item tabled for next meeting due to not having payment, or completed paperwork.*

16. **FOR POSSIBLE ACTION** – Discussion, Deliberation and Possible Decision on Will Serve for 400 S First Street for 24 water and sewer units submitted by Steampunk Enterprises LLC, owner Edward Ringle. Item tabled from 12/24 meeting.

*Item removed, taken care of with item 14.*

17. **FOR POSSIBLE ACTION** – Discussion, Deliberation and Possible Decision on Will Serve for 451 E Hwy 95 for 75 water and sewer units submitted by Edward Ringle. Item tabled from 12/24 meeting.

*Item removed, taken care of with item 14.*

18. **BOARD MEMBER COMMENTS** – This item is limited to announcements or topics / issues proposed for future workshops and agendas.

*Edward Huffman – “Once again I want to bring it up, looking over our budget and that is coming in and going out, I think we need to look at a study to raise our water rates for Beatty.”*

*Frank Jarvis – “We do have a rate study, that should be done soon that we can take a look at and see what they think where we should be, and that will provide documentation if we choose to do something with it, we will have the support for what we have to do.”*

*Edward Huffman – “My second thing I brought up last time was we are having a hard time finding a manager, I think we need to come up with some creative money or just add more money to a salary to get a qualified manager that knows water.”*

*Frank Jarvis – “We can see if there are any additional funding sources out there that can help. We have had the job posted since February, March, we did receive a couple of applicants that didn’t meet the minimum qualifications. We have the jobs posted on our website, indeed, NRWA, and AWWA.”*

*Board thanks Amina Anderson again for her help.*

19. **FOR POSSIBLE ACTION** – Schedule next Board of Trustees meeting date and time.

*Next board meeting scheduled for Wednesday September 17<sup>th</sup> 2025 at 4:00 pm at the community center.*

20. **GENERAL PUBLIC COMMENT** – Three-minute time limit per person for matters both on and off the agenda. No action will be taken by the Board.

*Nicole Altman thanks the board for their volunteer work.*

21. **ADJOURNMENT**

*Meeting adjourned at 5:17 motion by Teresa Sullivan. Second by Edward Huffman.  
Motion carries 5-0.*

Translated By: \_\_\_\_\_

Date: \_\_\_\_\_

**Signatures of Approval**

**Frank Jarvis:** \_\_\_\_\_

**Teresa Sullivan:** \_\_\_\_\_

**David Bryan:** \_\_\_\_\_

**Edward Huffman:** \_\_\_\_\_